

The regular meeting of the Porter County Board of Zoning Appeals Hearing Officer will be heard on Thursday, the 30th of June 2022, at 1:00 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana.

AGENDA

- A. Pledge of Allegiance**
- B. Correspondence**
- C. Old Business:**

Case: DV- 22-0018

Applicant: Robert & Jennifer Huffmaster
 Location: 864 Whitestone Drive, Valparaiso, IN 46383 (Jackson Township)
 Zoning: RR, Rural Residential District
 Acres: 1.2
 Request: To allow for a proposed 40'x 64' (2,560 sq. ft.) pole barn to exceed the maximum floor area and for the height to be increased from 20' to 21' 8^{1/8"}, to be used for personal storage.

Case: DV- 22-0023

Applicant: Danielle & Mark Popovich
 Location: 434 North 475West, Valparaiso, IN 46385 (Union Township)
 Zoning: RR, Rural Residential District
 Acres: 10.4
 Request: To allow a for a proposed 60'x 152' riding arena with two (2) lean-tos (approximately 640 sqft) to vary from the following codes:

- To exceed the maximum height: Code: 20' Request: 26'6"
- To exceed the maximum number of accessory structures: Code: 3 Request: 6
- To exceed the maximum floor area allowed for accessory structure(s).
 (The cumulative square footage of all accessory structures on the parcel)
- To allow for a legal nonconforming structure to remain with a reduction in side yard setback.
- To allow a (10'x 12') green house to remain in the front yard.
- To allow for proposed secondary driveway and for the proposed driveway to be less than 100' from existing driveways.

Case: DV- 22-0029

Applicant: Union Township School Corp (Union Center Elementary) c/o Legacy Sign Group
 Location: 424 West 500 North, Valparaiso, IN 46385 (Union Township)
 Zoning: IN, Institutional District
 Acres: 2.05
 Request: To allow for a new electronic ground sign to vary from the following:

- Increase in maximum height; Code: 8' Request: 9'2"
- Increase in sign size; Code: 32 sqft. Request: 80.5 sqft.
- Increase in electronic message center; Code: 20% Request: 35.8%
- Increase in daily messages allowed; Code: 1 per 24 hours Request: 5 per 24 hours
- Location: Located within one hundred (100) feet of a Residential District.

D. New Business:

Case: SE- 22-0037

Applicant: Union Township School Building Corporation
 Project: Wheeler High School – Bus Barn
 Location: 341 North 625 West, Valparaiso, IN 46385 (Union Township)
 Zoning: IN, Institutional District
 Acres: 9.3
 Request: To allow private well(s) on an Institutional (IN) zoned property.

Case: DV- 22-0031

Applicant: Carl & Lee Lane
 Project: Waypoint Subdivision
 Location: 419 South 100 West, Kouts, IN 46347 (Porter Township)
 Zoning: A1, General Agriculture District
 Acres: 10
 Request: To allow a replat of Waypoint Subdivision, requesting one (1) additional buildable lot (for a total of 4 lots) to vary from the following codes:

- To allow a reduction in minimum lot size, Code: 10 acres Request: Lot 1 (4.72) acres
 Lot 2 (5.28) acres
- To allow a reduction in lot width for (Lot 2), Code: 160 ft Request: 85 ft
- To allow existing accessory structure (airplane hangar) to remain on (Lot 2).

Case: DV- 22-0032

Applicant: Luke & Michelle Goetz c/o Atty: David C. Appel
 Project: Wyckoff Hybrids Administrative Subdivision
 Location: 202 Rigg Road, Valparaiso, IN 46383 (Washington Township)
 Zoning: A1, General Agriculture District
 Acres: 10
 Request: To allow for a 10 acre split, creating a one (1) lot administrative subdivision to vary from code and permit a reduction in front yard setback for the existing primary structure and to allow for landscaping bins to remain in front of primary structure.

Case: DV- 22-0033

Applicant: David Figueroa
 Location: 94 East 700 North, Valparaiso, IN 46383 (Liberty Township)
 Zoning: R1, Low Density Single-family Residential District
 Acres: 4.5
 Request: To allow for a proposed (40'x72') pole barn with a (28'x18') lean-to, to be built in front of the primary structure and permit an increase in height from (code) 20' to 25'.

Case: DV- 22-0034

Applicant: Daniel & Phyllis Komisarck
 Location: 231 North 750 West, Valparaiso, IN 46385 (Union Township)
 Zoning: RR, Rural Residential District
 Acres: 1.6
 Request: To allow an increase in maximum floor area and an increase in height from 20' to 21' for a proposed (40'x56') pole barn.

Case: DV- 22-0035

Applicant: Timothy W. Kent
Location: 413 North 400 East, Valparaiso, IN 46383 (Washington Township)
Zoning: RR, Rural Residential District
Acres: 1
Request: To allow an increase in maximum floor area (Code: the cumulative square footage of all accessory structures shall not to exceed two percent (2%) of the square footage of the lot) and an increase in maximum number of structures allowed (on a lot between 10,000 square feet and two (2) acres) from (2) to (3) for a proposed (24'x 48') pole barn.

Case: DV- 22-0036

Applicant: Opportunity Enterprises, c/o Doug Homeier, w/McMahon Associates, Inc.
Location: 27 S. Fish Lake Road, Valparaiso, IN 46385 (Porter Township)
Zoning: CH, High Intensity Commercial District
Acres: 87.9
Request: To allow a commercial development on septic.

Any other matters that may come properly before the board.

Kristy Marasco
Assistant Director